

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		CROSBY ST, ARLINGTON

## OWNERSHIP

OWNERSHIP		Unit #:	1
Owner 1:	SALTZBERG ROBERTA A/TRUSTEE		
Owner 2:	NORTHRUP BRUCE A/TRUSTEE		
Owner 3:			
Street 1:	61 CROSBY STREET #1		
Street 2:	61 CROSBY ST RLTY TRUST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	SALTZBERG ROBERTA--ETAL -		
Owner 2:	NORTHRUP BRUCE -		
Street 1:	61 CROSBY STREET #1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1989, having primarily Clapboard Exterior and 3483 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Condominium

**CARD****ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

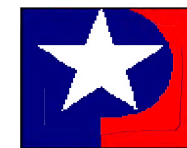
Total Card /

**Total Parcel**

**1,005,500**

**1,005,500**

**1,005,500**



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	154512	
	Prior Id # 2:		
	Prior Id # 3:		
7	Prior Id # 1:		
	Prior Id # 2:		
	Prior Id # 3:		
	Prior Id # 1:		
1	Prior Id # 2:		
	Prior Id # 3:		
	ASR Map:		
	Fact Dist:		
	Reval Dist:		
	Year:		
	LandReason:		
	BldReason:		
	CivilDistrict:		
	Ratio:		

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	1,005,500			1,005,500
Total Card	0.000	1,005,500			1,005,500
Total Parcel	0.000	1,005,500			1,005,500
Source: Market Adj Cost	Total Value per SQ unit /Card:		288.69	/Parcel: 288.69	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	1,005,500	0	.		1,005,500		Year end	12/23/2021
2021	102	FV	987,000	0	.		987,000		Year End Roll	12/10/2020
2020	102	FV	968,600	0	.		968,600	968,600	Year End Roll	12/18/2019
2019	102	FV	944,100	0	.		944,100	944,100	Year End Roll	1/3/2019
2018	102	FV	854,500	0	.		854,500	854,500	Year End Roll	12/20/2017
2017	102	FV	761,200	0	.		761,200	761,200	Year End Roll	1/3/2017
2016	102	FV	761,200	0	.		761,200	761,200	Year End	1/4/2016
2015	102	FV	727,200	0	.		727,200	727,200	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

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Type:	8	- Condo TnHs.	
Sty Ht:	2	- 2 Story	
(Liv) Units:	1	Total:	1
Foundation:	1	- Concrete	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BEIGE		
View / Desir:	N	- NONE	

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: B - Good	
Year Blt: 1989	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	16.659999847
Name:	53 - 7011

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 2		HB 0					

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	9.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	9%

## CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.67226529
Const Adj.:	0.99989998
Adj \$ / SQ:	168.050
Other Features:	53719
Grade Factor:	1.33
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1104892
Depreciation:	99440
Depreciated Total:	1005452

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		6	3	3
<b>Totals</b>				
1		6	3	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	3,483	168.050	585,316
Net Sketched Area:		3,483	Total:	585,316
Size Ad	3483 Gross Area	3483	FinArea	3483

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
6						
6						
33						

## IMAGE

**AssessPro** Patriot Properties, Inc

